

128.0

0003

0006.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

213,900 / 213,900

USE VALUE:

213,900 / 213,900

ASSESSED:

213,900 / 213,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2		ORCHARD PL, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	

Street 1: 252 MASS AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: STEVENS ROBERT P TRS--ETAL -

Owner 2: MC LAUGHLIN ROBERT E -

Street 1: 1020 MASS AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 5,790 Sq. Ft. of land mainly classified as Housing Corp with a Apts 4-8 Building built about 1941, having primarily Brick Veneer Exterior and 4234 Square Feet, with 5 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 20 Rooms, and 5 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

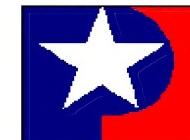
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		5790		Sq. Ft.	Site		0	80.	0.23	9			Med. Tr	-10	Restric	-75			106,866						106,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
114		5790.000	107,000		106,900	213,900			83091
							GIS Ref		
							GIS Ref		
							Insp Date		
							05/08/18		

Residential

ARDLINGTON

APPRAISED: 213,900 / 213,900  
USE VALUE: 213,900 / 213,900  
ASSESSED: 213,900 / 213,900
**Patriot**  
Properties Inc.
**USER DEFINED**

Prior Id # 1:	83091
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:23:45
Print	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Parcel ID 128.0-0003-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	114	FV	138,100	0	5,790.	320,600	458,700	458,700	Year End Roll	12/18/2019
2019	114	FV	589,900	0	5,790.	400,700	990,600	990,600	Year End Roll	1/3/2019
2018	111	FV	589,900	0	5,790.	331,300	921,200	921,200	Year End Roll	12/20/2017
2017	111	FV	553,200	0	5,790.	304,600	857,800	857,800	Year End Roll	1/3/2017
2016	111	FV	553,200	0	5,790.	277,900	831,100	831,100	Year End	1/4/2016
2015	111	FV	498,100	0	5,790.	272,500	770,600	770,600	Year End Roll	12/11/2014
2014	111	FV	498,100	0	5,790.	253,300	751,400	751,400	Year End Roll	12/16/2013
2013	111	FV	498,100	0	5,790.	241,000	739,100	739,100		12/13/2012

**SALES INFORMATION****TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEVENS ROBERT	48281-42		10/4/2006		2,270,280	No	No		
	12734-159		1/1/1901	Family		No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2006	857	Redo Kit	25,000			G8	GR FY08	bath remodel door

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/8/2018	MEAS&NOTICE	CC	Chris C
4/13/2017	I & E Return	MM	Mary M
5/4/2016	I & E Return	MM	Mary M
4/7/2009	Measured	197	PATRIOT
2/11/2009	Measured	345	PATRIOT
5/2/2007	Permit Visit	BR	B Rossignol
5/12/2000	Measured	263	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**EXTERIOR INFORMATION**

Type:	20 - Apts 4-8	
Sty Ht:	2 - 2 Story	
(Liv) Units:	5	Total: 5
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:		

**BATH FEATURES**

Full Bath	5	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

I&E REPORTED WERE COMBINED FOR THIS PARCEL & PARCEL 6B. AVG INCOME PER APT USED FOR INCOME ON BOTH PROPERTIES. REPORTED EXPENSES DIVIDED BY 2 AND APPLIED TO EACH PARCEL..

**SKETCH**

42

SFL  
FFL  
LLV  
(1512)

36

5

**GENERAL INFORMATION**

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	.
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wall:	1 - Drywall		
Sec Int Wall:		%	
Partition:	N - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:		%	
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	

% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	86.2	%

**CALC SUMMARY**

Basic \$ / SQ:	140.00
Size Adj.:	0.99722219
Const Adj.:	0.93626994
Adj \$ / SQ:	130.714
Other Features:	237984
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	775562
Depreciation:	668534
Depreciated Total:	107028

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	130.71
Special Features:	0	Val/Su Net:	23.59
Final Total:	107000	Val/Su SzAd:	35.38

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

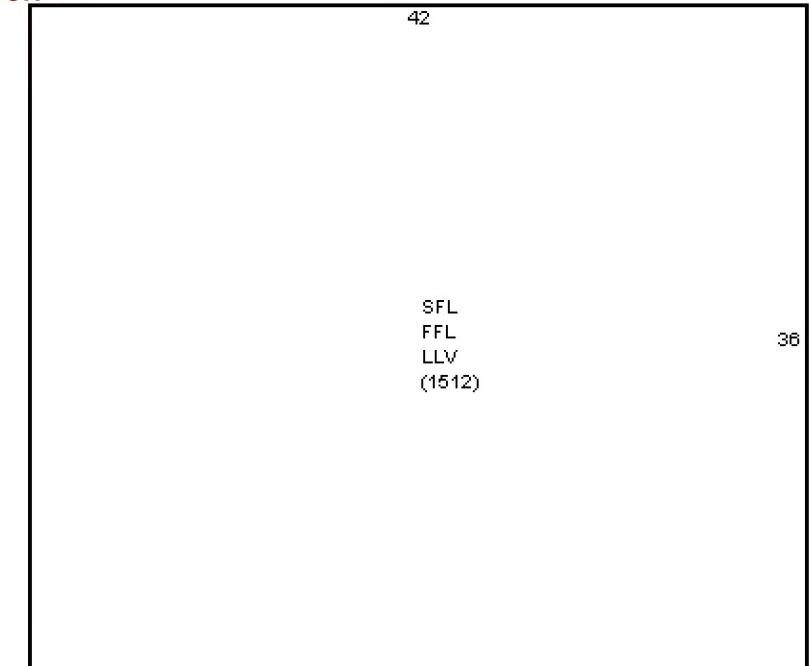
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

**COMMENTS**

I&E REPORTED WERE COMBINED FOR THIS PARCEL & PARCEL 6B. AVG INCOME PER APT USED FOR INCOME ON BOTH PROPERTIES. REPORTED EXPENSES DIVIDED BY 2 AND APPLIED TO EACH PARCEL..

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 5
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 20	BRS: 5
	Baths: 5	HB

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,512	130.710	197,639						
LLV	Lower Level	1,512	94.110	142,300						
SFL	Second Floor	1,512	130.710	197,639						
Net Sketched Area: 4,536						Total:	537,578			
Size Ad	3024	Gross Are	4536	FinArea	4234					

**IMAGE**

**AssessPro Patriot Properties, Inc**